

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954) 797-1101

PREPARED BY: Carlo F. Galluccio III Planning Aide

SUBJECT: TU 11-2-06/07-14/ Point West Center-1/ 4050 Weston Road

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: Temporary Use Permit for Outdoor Storage of Vehicles

REPORT IN BRIEF: The applicant (AN Imports on Weston Road, Inc.) is requesting approval of a Temporary Use Permit for activities associated with the outdoor storage of vehicles for a period of sixty (60) days. The applicant is asking for permission to temporarily store their vehicular inventory on the northern vacant lot, adjacent to the existing Toyota dealership. Access onto and from the proposed temporary storage lot is along the southeastern boundary line, over existing parking spaces. The applicant states that there will be no signage, banners, balloons, visual markers, temporary electricity, tents, canopies, and or pedestrian access provided on the temporary storage lot. The applicant proposes to cover with mulch, the perimeter of the vacant lot to protect the grass areas. Furthermore, the applicant also states that if any destruction should occur, the affected areas would be completely restored to pre-use conditions. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

DURATION OF EVENT: The duration of this request is for a one-time, six (60) day period beginning the 3rd Day of January thru 3rd day of March 2007.

As per Section 12-318 (4) a period not to extend beyond a period of sixty days during a calendar year.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved are suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that "AN Imports on Weston Road, Inc." will be suitably separated from adjacent uses, there will be no excessive traffic generated on minor residential streets, and a vehicle-parking problem is not anticipated. In addition, the following conditions apply:

- (1) Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized. The applicant shall file such authorization with the Development Services Department.
- (2) A building permit must be secured prior to the event, if applicable.
- (3) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a building permit, if applicable.

- (4) Provide proper traffic control devices, such as barricades or cones if applicable.
- (5) The permit shall be valid only for a one-time Sixty (60) day period during a calendar year

PREVIOUS ACTIONS: N/A

CONCURRENCES:

The Development Review Committee has reviewed the application and has no objections to the request.

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S): The Development Review Committee (DRC) is reviewing the application and has no present objections to the request. However all DRC necessary revisions shall be made prior to the issuance of all permits.

Attachment(s): Justification letter, Future Land Use Plan Map, Subject site map, Site plan.

Attachment(s): Justification letter



Our File No: 15880.00510
Writer's Direct Dial Number: 954-468-1391
Writer's E-Mail Address: hdavis@gunster.com

VIA ELECTRONIC MAIL

December 15, 2006

Mr. Carlo Galluccio
Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: **AN Imports on Weston Road, Inc. – Temporary Use Permit Letter of Intent**

Dear Mr. Galluccio:

We represent AN Imports on Weston Road, Inc. (the "Applicant"), the owner of property located at 4050 Weston Road in the Town of Davie (the "Property"). The Property consists of two (2) parcels, one currently used for the Maroone Toyota automobile dealership and the other is vacant.

This application is for a Temporary Use Permit on the vacant parcel. The Applicant is requesting a Temporary Use Permit to allow the parking of automobiles from the Maroone Toyota dealership on the vacant parcel on a temporary basis and until such time as a site plan is approved to construct a surface parking lot thereon. Simultaneously with this request, the Applicant has filed a Special Use Permit application, which if granted, will continue after the Temporary Use Permit expires in 60 days. Please refer to the Applicant's Statement of Conformance contained within the Applicant's Temporary Use Permit application submitted to the Town of Davie on November 14, 2006.

If you require any additional information, please do not hesitate to contact me at (954) 468-1391.

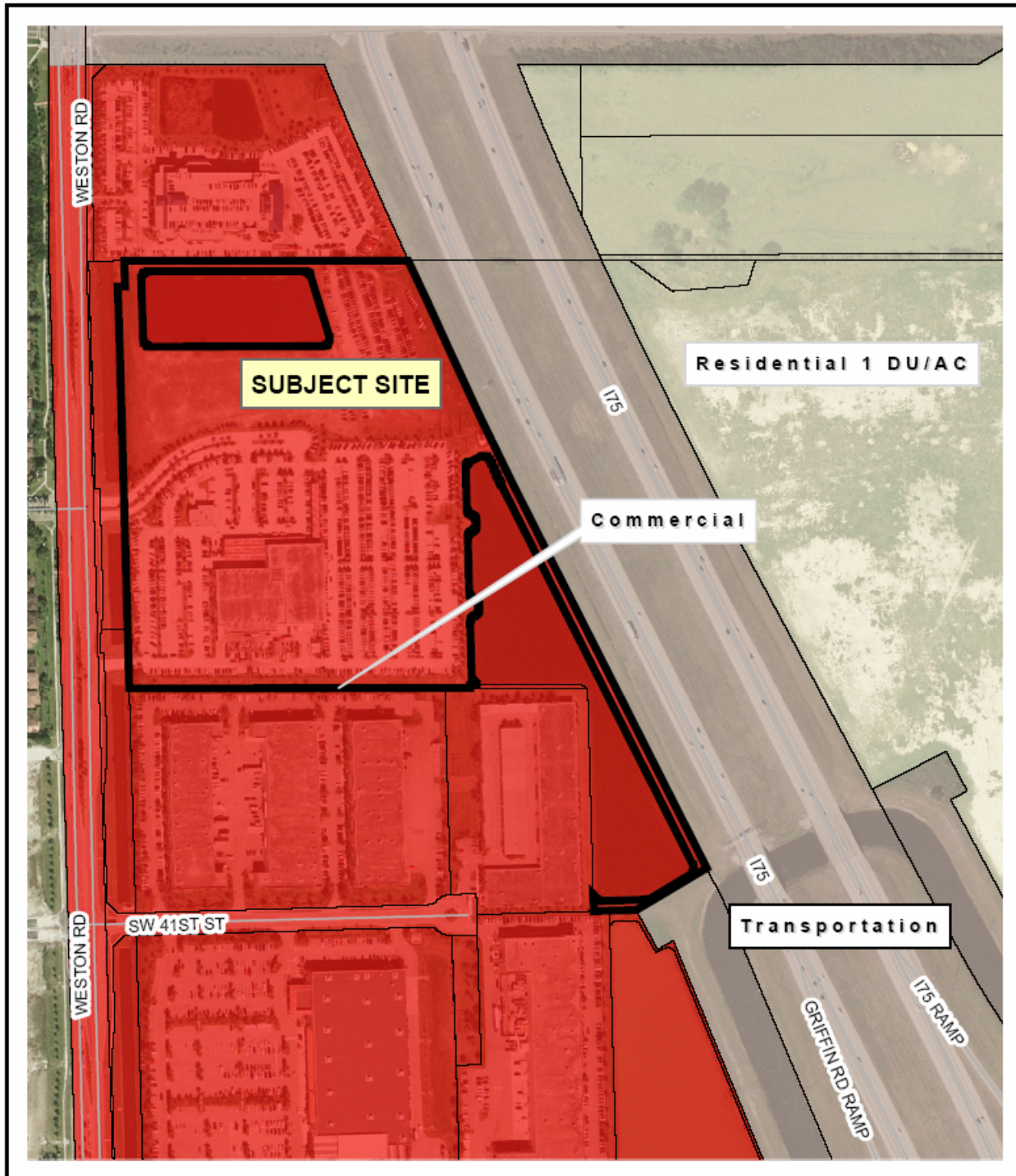
Sincerely,

Heidi Davis Knapik

cc: *via electronic mail:*
Jessica Wood
Michael Archey, Esq.
Neisen Kasdin, Esq.

FTL 315603.1

Attachment(s): Future Land Use Plan Map



Date Flown:
12/2004

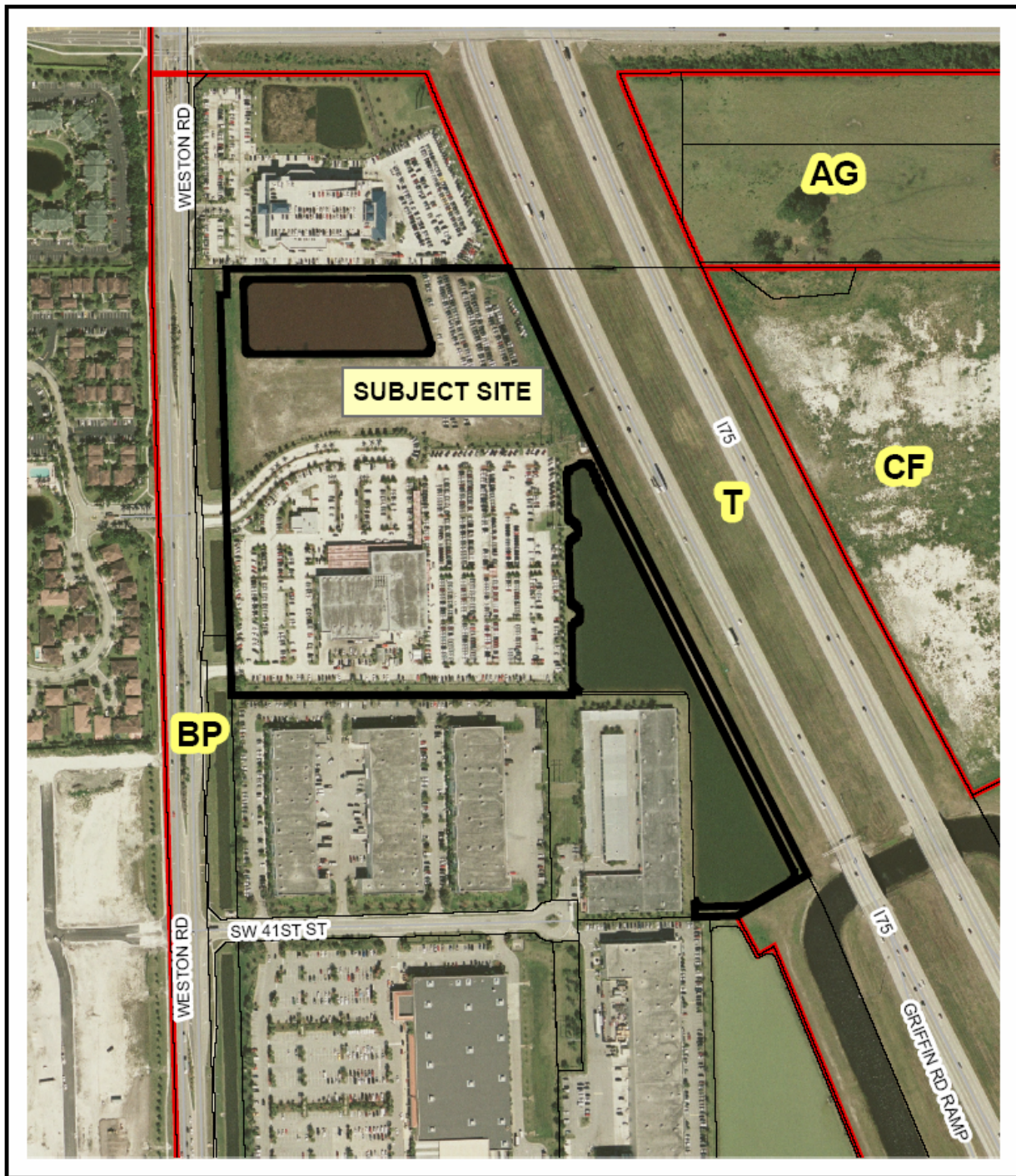


Prepared by the Town of Davie GIS Division

Temporary Use
TU 11-2-06
Future Land Use Map

Prepared by: ID
Date Prepared: 12/15/06

Attachment(s): Aerial, Zoning, and Subject Site Map



Date Flown:
12/2004



Prepared by the Town of Davie GIS Division

**Temporary Use
TU 11-2-06
Zoning and Aerial Map**

Prepared by: ID
Date Prepared: 12/15/06

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